



# Regional Brownfields Assessment Pilot

## *Gainesville, FL*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### OVERVIEW

EPA Region 4 has selected the City of Gainesville as a Regional Brownfields Pilot. Construction of new transportation routes west of the city during the 1960s significantly affected downtown Gainesville's business center. Suburban land availability, opportunities for commercial development, access to new transportation routes, and the emergence of shopping malls has prompted many businesses to leave the downtown area. Gainesville is working to manage the environmental and economic legacies left in the downtown area.

A critical need to treat stormwater runoff from the downtown area has prompted the city to pursue efforts to create a stormwater park on a 20-acre downtown parcel. This area, the East Gainesville Sprout Project, will serve as the location of the brownfields pilot. It contains contaminated soil and groundwater and is similar to other downtown brownfields. The target area is located within a state Enterprise Zone, which provides additional redevelopment incentives to developers and financial lenders.

### PILOT SNAPSHOT



*Gainesville, Florida*

**Date of Award:**  
April 1997

**Amount:** \$100,000

**Site Profile:** The pilot will focus on the East Gainesville Sprout Project, a 20-acre parcel in downtown Gainesville.

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<http://www.epa.gov/brownfields>

## OBJECTIVES

Gainesville's goal is to use the pilot as a model for further brownfields assessment, cleanup, and redevelopment efforts. The East Gainesville Sprout Project will assess properties to forward objectives of reducing on-site soil and groundwater contamination and contaminated runoff, increasing new business development and jobs, increasing the tax base, and reversing trends toward greenfields development. The pilot will serve as a model for two other brownfields areas within the city—the Waldo Road Corridor and the Airport Industrial Park—as well as other future brownfields projects.

## ACTIVITIES

Activities planned as part of this pilot include:

- Developing a cooperative database and geographic information system (GIS) for environmental data;
- Developing a site assessment plan in cooperation with city environmental engineers;
- Developing a risk assessment plan for brownfields properties that builds on information obtained from Alachua County's environmental program;
- Conducting a feasibility study to determine the need for centralized groundwater treatment in the brownfields area;
- As part of the city's brownfields prevention planning, designing a remediation and stormwater park that would protect downtown business properties; and
- Coordinating an outreach program, and establishing an information center.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.